

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
JEFFERSON COUNTY)

That in consideration of Fifty nine thousand one hundred eighty five and 66/100's DOLLARS (\$59,185.66) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, ANTHONY L. COGGINS and TAMMY N. COGGINS, husband and wife, (herein referred to as grantor) do grant, bargain, sell and convey unto DAVID W. HUDSON and CYNTHIA C. PUGH (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in SHELBY County, Alabama to wit:

Lot 51, according to the survey of CAHABA MANOR TOWN HOMES as recorded in Map Book 6, page 105 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to any and all matters of public record. Mineral and mining rights are not warranted.

The Grantees have assumed a first mortgage of \$55,485.66. SAID MORTGAGE BEING RECORDED IN R.V. 40 p. 618, Shelby County, Alabama Probate Court.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s) this 16th day of August 1989.

BOOK 251 PAGE 613

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
Anthony L. Coggins Tammy N. Coggins
ANTHONY L. COGGINS TAMMY N. COGGINS

89 AUG 17 AM 8:38

State of Alabama
Jefferson County

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 4.00
2. Mtg. Tax _____
3. Recording Fee 2.50
4. Indexing Fee 3.00
TOTAL 10.50

I, MARK E. TIPPINS, a Notary Public in and for said County, in said State, hereby certify that ANTHONY L. COGGINS and TAMMY N. COGGINS, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of August 1989.

Mark E. Tippins
Notary Public

Prepared by: Mark E. Tippins 1031 21st St. S. Birmingham, Alabama 35205 (205) 322-4343